



Fairfield, 32 Turner Avenue

OPPORTUNITY KNOCKS

Riverside living doesn't get much more affordable than this opportunity at 32 Turner Ave, Fairfield. What makes this opportunity even more exciting is that 34 Turner Ave is also available for sale. Both are on 607sqm (1,214sqm in total), with 34 Turner Ave on the corner.

32 Turner Ave is set on a leafy 607sqm block. The original layout was 3 bed, 1 bath, 1 car with a deck off the back. All the living is on one level, ideal for first home buyers: downsizers & investors alike. The property is being sold as is and has been impacted by the 2022 floods and does require a full renovation to be able to live in the property. The internal photos are how the property is today.

34 Turner Ave is a 3 bed, 1 bath house on a 607sqm block. This block is more elevated than 32 & also the house is more elevated. Flood waters did enter no. 34 in 2011 & went under the house in 2022.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
FORTHCOMING AUCTION

View
By Appointment

Contact
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**LJ Hooker Annerley | Yeronga |
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The opportunity is there to buy one or buy both. Families might see value in buying side by side and creating flood resilient homes or raising the current homes further. The savvy investor might look to remove the homes & build 3 new houses (subject to council approval).

Located within 5km to the CBD, yet so peacefully positioned to enjoy everything on offer in this much sought-after pocket of Fairfield. Metres to the beautiful Brisbane River and parklands; only a bike ride to the Green Bridge connecting you to the University of Queensland; and with easy access to transport, hospitals, universities, Private Schools, QLD Tennis Centre, shops, coffee shops and restaurants, this property is ready for someone to make their next home or investment.

Notable features of 32 Turner Ave at a glance:

- 607sqm block (34 Turner Ave also available for sale & is 607sqm)
- Original layout - 3 bed, 1 bath, 1 car
- Hardwood floors throughout
- Deck off the back with a built-in BBQ
- Single carport with room to park more cars off the street
- The property has been flood impacted and is being sold as is
- Renovate or remove and build a flood resilient home (subject to council approvals)
- Walking distance to the Brisbane River, parklands & bus stop
- Just a bike ride over the Green Bridge connecting you to the University of Queensland
- Within easy access to the QLD Tennis Centre, train, hospitals, private schools, and the CBD

To discuss this opportunity further, contact Jane Elvin or Nick Morrison, or we look forward to meeting you at an open home.

More About this Property

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|----------------------|---------------------|
| Property ID | 1EQXH31 |
| Property Type | House |
| Land Area | 607 m2 |
| Including | Deck Floorboards |

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